From:	Michelle Staffield <mstaffield@jlha.net>
Sent time:	12/18/2019 11:16:34 AM
To:	Ron Dragoo; Ara Mihranian; Amy Seeraty; Charles Eder
Cc:	Selim <Selim@sawayaeng.com>; Jill Martin <jmartin@trumpnational.com>
Subject:	Trump National Golf Course: SUSMP Review #4
Attachments:	LID Plan Check Correction Sheet_Trump National_2019.12.18.pdf Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

Hi Ron,

Please find (see attached) the Plan Check Correction Sheet for Trump National Golf Course (Tract 50666), SUSMP Review #4. Note, the Project Engineer is cc'd herein. Since the submittal only contained an electronic copy, hard copies will not be returned to the City.

Selim mentioned in a previous email that the project would like to apply for permits soon; however, prior to issuance of permits, the SWPPP must be submitted for review and deemed compliant with the CGP. Once authorized, the SWPPP must be uploaded to SMARTS and issued a WDID #.

Otherwise regarding the subject submittal, the SUSMP design was changed to address previous critical corrections; however, several new corrections resulted which should be easily addressed. For instance, sizing calculations must be provided for the diversion flow guard to demonstrate the diversion structure is sized to convey the $SWQD_V$ from subareas 14 to the proposed LID BMP and only flow beyond the $SWQD_V$ can bypass the BMP.

I've also provided the City's MCA to be utilized in the next submittal.

Lastly, as previously discussed, various relevant Plans (i.e. precise grading, architectural, landscape, etc.) are not available at this time; however, the project shall conservatively estimate the maximum allowed impervious coverage from these areas (as conditioned by the City) for the LID BMP sizing calculations. This is acceptable so long as prior to issuance of building permits for individual residential lots, the applicant shall prepare and submit all relevant construction Plans conforming to the approved SUSMP.

Regards,

Michelle Staffield, P.E. | CPSWQ | QSD
Water Resources Engineer

JLHA

6131 Orangethorpe Ave. **Suite 300**
Buena Park, Ca 90620
Office: (562) 802-7880 x **234**
Fax: (562) 802-2297

Note: Our office will be closed from Dec 23-27th

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LID Plan Check Correction Sheet_Trump National_2019.12.18.pdf

RANCHO PALOS VERDES

STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP) CHECKLIST

The purpose of this checklist is to provide a format for uniform, comprehensive, and well-documented reviews of the Standard Urban Stormwater Mitigation Plan (SUSMP) submitted by project applicants. The completed checklist should be transmitted to the project applicant with the project SUSMP. A copy of the completed checklist should be retained with the project planning/permitting file.

Contact Name:	Selim R Sawaya	Permit Case No:	SUB2017-00001
Contact Title:	President	Site Name:	Trump National Golf Course (Tract 50666)
Company Name:	Sawaya Engineering Consultants, INC.	Site Address:	One Trump National Drive
Mailing Address:	26950 Ironstone Drive	Type of Facility:	
City, State, Zip:	Yorba Linda, CA 92887	Submittal Date:	12/03/2019
Phone Number:	(626) 715-2320	Plan Return Date:	12/18/2019
Email Address:	selim@sawayaeng.com	Disturbed Area:	

First Review
LID Plan Received on: 07/17/2018
Review Completed on: 07/23/2018

Second Review
LID Plan Received on: 03/15/2019
Review Completed on: 03/28/2019

Third Review
LID Plan Received on: 09/09/2019
Review Completed on: 09/23/2019

Fourth Review
LID Plan Received on: 12/03/2019
Review Completed on: 12/18/2019

Fifth Review
LID Plan Received on:
Review Completed on:

Sixth Review
LID Plan Received on:
Review Completed on:

LID Plan Check Correction Sheet_Trump National_2019.12.18.pdf

ITEMS REQUIRING CORRECTIONS:

Notes:

- *The project is over 1 acre and will require a Storm Water Pollution Prevention Plan (SWPPP). Note, if the construction activity is part of a larger common plan of development, it must be accounted for in the SWPPP prepared for the property as a whole. The SWPPP must be submitted for review and deemed compliant with the CGP. Once authorized, the SWPPP must be uploaded to SMARTS and issued a WDID # prior to issuance of permits and approval of the SUSMP.*
- *Prior to issuance of building permits for individual residential lots, the applicant shall prepare and submit all relevant construction Plans conforming to the approved SUSMP.*

1. BMP Selection and Sizing Calculations – Clarify the volume capacity of the biofiltration basin. For instance, the sizing calculations specify the area of various contours; however, the Plans (Sheet 10) provide conflicting information.

Biofiltration sizing and design				
Volume required to be mitigated			13571.0	cuft
Set WQ WSE to			198.0	ft
1.5' storage - Top of planting material			196.5	
		Area	Volume	
area of contour	196.5	8331	0.0	sqft
	197	9009	4335.0	
	198	10390	9699.5	
	Total Provided Volume		14034.5	cuft

BIOFILTRATION BASIN DATA	
VOLUME TO BE MITIGATED	13571 CF
SET MAX. WATER PONDING ELEVATION	198.0
SET WATER STORAGE HEIGHT	1.5 FT
TOP OF PLANTING MIX ELEVATION	196.5
AREA OF THE 197 CONTOUR	6440
TOTAL VOLUME PROVIDED	14035 CF
TOP OF RISER AT ELEVATION	198.0
TOP OF OVERFLOW ELEVATION	198.5
BASIN CAPACITY	14035 CF

2. Diversion Flow Guard – The Plans (Sheet 11) indicate a diversion flow guard is proposed (which is acceptable); however, sizing calculations must be provided for the diversion structure to demonstrate the design flowrate is directed to the MWS-L-8-20-V and only stormwater beyond the design flowrate can bypass the LID BMP. Additionally, the use of this structural device must be described in the O&M Plan and listed in the MCA form as well.
3. Plans –
   a. Revise Plans to indicate the location of Construction Note #49 (i.e. storm drain stencil signage) at each existing and proposed catch basin/drainage inlet.
   b. Sheet 10: The Plans indicate a <u>perforated</u> PVC riser pipe (Construction Note #5) is proposed within the 'water quality basin;' however, the riser pipe must be a <u>solid</u> pipe to ensure the proposed ponding depth is provided. Revise Plans accordingly.

LID Plan Check Correction Sheet_Trump National_2019.12.18.pdf

c. Sheet 11: Revise Plans to indicate the location of Construction Note #44 (i.e. Diversion Flow Guard) at the existing catch basin.

d. Sheet 14: It appears the Plans incorrectly identify the vegetated swale (Construction Note #45) as a HDPE pipe (Construction Note #2). Revise Plans accordingly.

4. SUSMP Report –

a. Title Page – The front page must be signed, stamped, and dated with wet ink application by a California licensed civil engineer prior to SUSMP approval.

b. Owner's Certification – The certification must be signed and dated with wet ink application by the landowner or approved signatory. An approved signatory (e.g. "President," "Vice President," "Representative," etc.) must be a partner to the company which owns the title to the land, or equivalent. If the individual signing the documents is an approved signatory, documents indicating the designated signatories (i.e. Certificate of Secretary, California All-Purpose Acknowledgment, notarized Acknowledgment, etc.) must be included for approval of the SUSMP.

c. The report refers to the water quality basin as a "sand filter basin." Revise the report (Section 3/Page 5, Section 5/Page 7, Section 6/Page 8) to refer to the LID BMP as a Biofiltration Basin to provide clarification and consistency throughout. Note, the Plans refer to the LID BMP as a Water Quality Basin.

d. Revise the "Summary of Results" table (Section 4/Page 6) to correspond with the HydroCalc results provided in Appendix B. For instance, several drainage areas and stormwater quality design volumes/flowrates are inconsistent with the HydroCalc results.

e. MCA – The City's Master Covenant Agreement (MCA) form must be utilized (see attached). The MCA must indicate the quantity, make, model, size, and type (as applicable) of all structural BMPs proposed. For instance, indicate (1) BioClean Modular Wetland System, MWS-L-8-20-V (0.577 cfs), (1) BioClean Modular Wetland System, MWS-4-8-C (0.115 cfs), (1) Biofiltration Basin (14,035 cf), (1) Vegetated Swale (370-ft), (4) United Stormwater Inc. Connector Pipe Screen, (1) diversion flow guard (x.xx cfs), etc. Additionally, the MCA must have an attached Operations and Maintenance (O&M) Plan, 8.5"x11" BMP Exhibit, and signed Owner's Certification page. Once the MCA is approved by JLHA, it must be signed and dated with wet ink application by the owner and notarized and recorded (along with attachments) with the County Recorder's Office.

f. Form OC-1 – The form must be signed and dated by the owner (or approved signatory) with wet ink signature prior to approval of the SUSMP.

g. Wet Ink Signature and Stamp on Grading Plans – Full-sized copies (24" x 36" or larger) of all relevant plans (i.e. grading plans, drainage plans, etc.) must be signed and stamped with wet ink application by a California licensed civil engineer.

h. Three (3) hard copies of the SUSMP (with the front page of each signed, stamped, and dated by a licensed California civil engineer), three (3) copies of the full-sized grading plans (each sheet signed, stamped, and dated by a licensed California civil engineer), one (1) copy of all original (wet ink documentation) forms and certifications, and one (1) electronic copy (email, CD, download from FTP site, etc.) of all documents listed above must be provided.

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

Recording requested, and when recorded mail to:

City of Rancho Palos Verdes
Community Development Department
ATTN: Director of Community Development
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

Space Above This Line For Recorder's Use
EXEMPT FROM RECORDING FEES UNDER GOVT CODE 27383

MASTER COVENANT AND AGREEMENT

REGARDING ON-SITE BMP MAINTENANCE

I (we), the undersigned, hereby certify(ies) that I am (we are) the owner(s) of the real property located in the City of Rancho Palos Verdes, County of Los Angeles, State of California, legally described as set forth in the legal description attached hereto as Attachment 1 and incorporated herein by this reference (the "Property"), the common address and Los Angeles County Assessor's Parcel Number of which are identified below for convenience:

Site Address (if applicable): _____

Assessor's Parcel Number: _____

In consideration of the approval of _____ by the City of Rancho Palos Verdes, Department of Public Works (hereinafter "City"), I (we) do hereby covenant and agree to and with the City to maintain, in accordance with the Site Map attached hereto as Attachment 2 and incorporated herein by this reference, and the Operations & Maintenance (O&M) Plan attached hereto as Attachment 3 and incorporated herein by this reference, all on-site pollution removal devices and other structural best management practices (collectively "Structural BMPs"). The specific Structural BMPs are listed as follows:

_____

_____

I (we) further covenant and agree to maintain the Structural BMPs on the Property in accordance with all City standards and approvals and in a good and functional condition sufficient to safeguard the Property and adjoining properties from damage and pollution resulting from stormwater runoff. I (we) hereby consent to inspection of the Property, by an inspector authorized by the City, for the purpose for verifying compliance with this covenant and agreement.

I (we) further covenant and agree to provide the following information to my (our) successor(s) in interest to the Property, in connection with any transfer of the Property: (1) printed educational materials containing information on all Structural BMPs present on the Property, the type(s) and location(s) of maintenance signs required for the Structural BMPs, and how the necessary maintenance of the Structural BMPs can be performed; and (2) a copy of this covenant and agreement.

This covenant and agreement is executed in favor of the City, shall run with the land, shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the City approves its termination.

_____ _____
(Print Name of Property Owner) (Print Name of Property Owner)

_____ _____
(Signature of Property Owner) (Signature of Property Owner)

Dated this _____ day of _____ 20 _____

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

********** Space Below This Line For Notary's Use **********

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____ }
}
County of _____ }

On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

ATTACHMENT 1: LEGAL DESCRIPTION

[TO BE ADDED]

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

ATTACHMENT 2: SITE MAP

[TO BE ADDED]

Maintenance Covenant- RPV (City Attorney Approved_2018).pdf

ATTACHMENT 3: OPERATIONS & MAINTENANCE PLAN

[TO BE ADDED]